

St. Louis City Ordinance 64587

FLOOR SUBSTITUTE

BOARD BILL NO. [98] 280

INTRODUCED BY ALDERMAN PHYLLIS YOUNG, MICHAEL McMILLAN,
APRIL FORD GRIFFIN

An ordinance approving an amendment to the Cooperation Agreement between the City of St. Louis and the St. Louis Housing Authority dated October 1, 1978, amending Section One of Ordinance 57817 by amending such Cooperation Agreement; authorizing the Mayor and the Comptroller to execute an agreement entitled ♦Amendment to the Cooperation Agreement♦ and containing an emergency clause.

WHEREAS, the St. Louis Housing Authority is desirous of participating in various federal and state programs for the renovation, development and/or operation of dwelling units within the City of St. Louis; and

WHEREAS, this participation may consist of the St. Louis Housing Authority providing capital funds for such renovation, development and operation of these dwelling units; and

WHEREAS, such federal and state programs require the St. Louis Housing Authority to enter into an agreement with the City of St. Louis to provide for the exemption from all real and personal property taxes of Assisted Units or of a multiple-unit residential project to the extent of the proportion which Assisted Units contained therein bear to the total number of units in such project; and

WHEREAS, the St. Louis Housing Authority and the City of St. Louis entered into such an agreement on October 1, 1978 which states that the City will not levy, impose or charge any taxes against any project or individual dwelling unit owned by the St. Louis Housing Authority; and

WHEREAS, the St. Louis Housing Authority is desirous of amending and clarifying the October 1, 1978 Agreement to indicate that the exemption from real and personal property taxes applies to any Assisted Units of the St. Louis Housing Authority;

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. It is hereby determined, found and declared that the amendment to the Cooperation Agreement between the City of St. Louis and

the St. Louis Housing Authority, as executed on October 1, 1978 and approved by Ordinance 57817, is in the public interest and as such is approved in accordance with the provisions of this ordinance.

SECTION TWO. Paragraph 1 (a) of the Cooperation Agreement between the City of St. Louis and the St. Louis Housing Authority dated October 1, 1978 is amended to read as follows:

◆1.(a) The City agrees that it will not levy, impose or charge any taxes, service fees, charges or tolls against any project or individual dwelling units owned by the Local Authority, or any dwelling units to or for which the Local Authority has provided capital funds or operating subsidies (which units may be a proportionate amount of total units with a given project) or against the Authority and that it will furnish without cost or charge to the Authority or the tenants thereof the usual municipal services and facilities which are or may be furnished without cost or charge to other dwellings and inhabitants of the City, including but not limited to fire, police, health protection and services, street maintenance and repair, street lighting on public streets within the Authority◆s projects and on the boundaries thereof and sewer services. The City shall provide such services to the Authority during the useful life of each of the Authority◆s projects and individual dwelling units; provided, however, that in no event shall the useful life thereof respectively be considered to be less than the number of years during which any of the bonds issued to aid in financing the development or acquisition of any such project or individual dwelling units shall remain outstanding.◆

SECTION THREE. The Mayor and the Comptroller of the City of St. Louis shall be and are hereby authorized and directed to enter into an amendment to the Cooperation Agreement between the City of St. Louis and the St. Louis Housing Authority incorporating the changes as set forth and approved herein.

SECTION FOUR. The Amendment to the Cooperation Agreement between the City of St. Louis and the St. Louis Housing Authority shall be substantially in words and figures as follows:

AMENDMENT TO COOPERATION AGREEMENT

CITY OF ST. LOUIS

AND

THE ST. LOUIS HOUSING AUTHORITY

This Amendment to Cooperation Agreement (the Amendment) is entered into this ____ day of _____, 1999, amending that certain Cooperation Agreement dated as of October 1, 1978 (the Agreement), by and between the ST. LOUIS HOUSING AUTHORITY (the "Local Authority") and the CITY OF ST. LOUIS, a municipal corporation (the "City"):

WITNESSETH:

WHEREAS, the Local Authority is desirous of participating in various federal and state programs for the renovation, development and/or operation of dwelling units within the City, which participation may consist of the Local Authority providing capital funds for the renovation and/or development of such dwelling units, or its operating subsidies in the operation of such dwelling units (collectively, "Assisted Units"); and

WHEREAS, such federal and state programs require that the Local Authority enter into an agreement with the local taxing authority to provide for the exemption from all real and personal property taxes of Assisted Units or of a multiple-unit residential project to the extent of the proportion which Assisted Units contained therein bear to the total number of units in such project; and

WHEREAS, the Agreement provides, in Paragraph 1, that the City will not levy, impose or charge any taxes against "any project or individual dwelling unit owned by the Local Authority" (emphasis added); and

WHEREAS, the Local Authority and the City desire to amend the Agreement to clarify that the above referenced tax exemption applies to any Assisted Units of the Local Authority;

NOW THEREFORE, in consideration of the mutual covenants hereinafter set forth, the Local Authority and the City do hereby amend the Agreement as follows:

1. The first three lines of Paragraph 1 of the Agreement are deleted and replaced and Paragraph 1 shall read as follows:

"1.(a) The City agrees that it will not levy, impose or charge any taxes, service fees, charges or tolls against any project or individual dwelling units owned by the Local Authority, or any dwelling units to or for which the Local Authority has provided capital funds or operating subsidies (which units may be a proportionate amount of total units with a given project) or against the Authority and that it will furnish without cost or charge to the Authority or the

tenants thereof the usual municipal services and facilities which are or may be furnished without cost or charge to other dwellings and inhabitants of the City, including but not limited to fire, police, health protection and services, street maintenance and repair, street lighting on public streets within the Authority's projects and on the boundaries thereof and sewer services. The City shall provide such services to the Authority during the useful life of each of the Authority's projects and individual dwelling units; provided, however, that in no event shall the useful life thereof respectively be considered to be less than the number of years during which any of the bonds issued to aid in financing the development or acquisition of any such project or individual dwelling units shall remain outstanding.

2. This Amendment has been approved by the Department of Housing and Urban Development as indicated by said written approval of the Department of Housing and Urban Development at the end of this instrument.

IN WITNESS WHEREOF, the City of St. Louis and the St. Louis Housing Authority have respectively caused this Amendment of Cooperation Agreement to be duly executed and their respective seals to be duly affixed.

SECTION FIVE. EMERGENCY CLAUSE.

This being an ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore shall become effective immediately upon its passage and approval by the mayor.

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
01/08/99	01/08/99	HUDZ		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
01/15/99			01/22/99	01/22/99
ORDINANCE	VETOED		VETO OVR	
64587				